

Billings County Zoning Meeting December 19, 2013

Members present: ~~Connie Kasian~~^{SS}, Cathy Cerkoney, Joe Kessel, John Tczap, Anita Kessel, Paul Krush, and Karen Putnam.

Others present: Tax & Zoning Director Stacey Swanson, Deputy Tax & Zoning Director Juliana Pemberton, Jeremy Wood, Tim Henricks, Bill Haverluk.

The meeting was called to order by John Tczap at 1:00pm.

Anita Kessel moved to approve the minutes from the November 21, 2013 regular zoning meeting. Paul Krush seconded. All voted aye.

Timothy Henricks: Application to rezone lots 5, 6, 7, & 8 Block 5, Updike Addition, Fryburg 9-139-100 from agricultural to residential. Also requested is a conditional use permit to place a manufactured home and garage on the site. Sewer application was turned in to SW District Health and water currently planned to be Fryburg water. Anita Kessel moved to approve the rezone to residential. Krush seconded. All voted aye. Putnam moved to approve the conditional use permit. Cerkoney seconded. All voted aye.

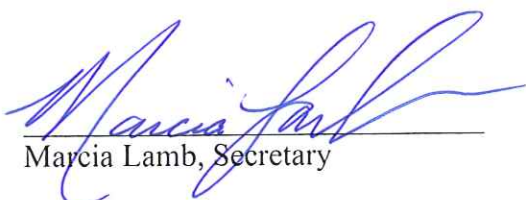
Tower Associates, LLC: Conditional use permit to construct a meteorological tower in the S1/2 16-142-98. Tower will be used to monitor & collect wind data. Property is zoned agricultural and owned by Arnold & Josephine Schmidt. Lease agreement is for 5 ½ years. Discussion ensued regarding permitting procedures should there be a request for a wind farm in the future. Setbacks are in line. Cerkoney moved to approve the conditional use permit. Krush seconded. All voted aye.

Gerald Grosulak: Final plat review of Saddle Butte Subdivision which divides approximately 89.7 acres of land in the NE1/4 34-141-99. The subdivision is located west of Hwy 85, along 29th St SW and contains 15 residential lots ranging in size from 5.0 acres to 7.8 acres. Jeremy Wood was present to answer questions regarding the subdivision. Discussion ensued regarding Bakkenlink pipeline communications and maintenance/inspections of the line. Zoning Director, Stacey Swanson addressed utility easements and discussion ensued regarding how the utility easements work. Cerkoney moved to approve the final plat contingent upon a 100 foot setback from the edge of the pipeline easement for Lots 3-7 and upon the labeling of the curvatures on the plat. Krush seconded. All voted aye.

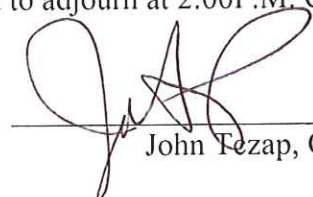
The board discussed oilfield well sites and the setback requirements.

Discussion ensued regarding current zoning in Fryburg. A zoning map was reviewed to determine what the best use for the parcels located in Township 139-100 would be. After review of the map and discussion with the zoning director, Joe Kessel moved to change the zoning from industrial to commercial for the county shop & weed board properties in Fryburg. Anita Kessel seconded. All voted aye. A map may be reviewed at the Billings County Tax & Zoning director's office at the Billings County Courthouse. After Stacey Swanson explained the additional proposed changes, it was decided to postpone the other changes until the January zoning meeting and after Stacey sends letters to the property owners.

With there being no further business, Anita Kessel moved to adjourn at 2:00P.M. Cerkoney seconded. All voted aye.



Marcia Lamb, Secretary



John Tczap, Chairman